

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Small PHA Plan Update
Annual Plan for Fiscal Year: 2003

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of Corbin

PHA Number: KY010

PHA Fiscal Year Beginning: (mm/yyyy) 04/2003

PHA Plan Contact Information:

Name: **Dora L. Mobley**

Phone: **(606) 528-5104**

TDD: **(800) 648-6057**

Email (if available): **corbinhousing@kih.net**

Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)**

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ Main administrative office of the local, county or State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

PHA Programs Administered:

- ☐ Public Housing and Section 8 ☐ Section 8 Only ☒ Public Housing Only

Annual PHA Plan
Fiscal Year 2003
[24 CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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<input checked="" type="checkbox"/> Attachment O : Resident Membership on PHA Board or Governing Body	
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<input checked="" type="checkbox"/> Other (List below, providing each attachment name)	
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Attachments F and G are not applicable to the Housing Authority of Corbin and are not included.

ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

Executive Summary of Annual Plan

The Housing Authority of Corbin promotes adequate, affordable housing, economic opportunity, and a suitable living environment for the families that we serve, without discrimination.

The Housing Authority through the annual planning process continues to meet or exceed each of its goals and objectives in the areas of Management, Marketability, Security, Maintenance, Equal Opportunity, Fiscal Responsibility, and Public Image.

Management: Corbin Housing Authority received a Public Housing Real Assessment score of high performer for FYE 2001. At the end of FY 2002 our unit turnaround time averaged 12 days and we will continue to strive to meet or beat our objective of 25 days. Management will continue to educate residents on lease rules and regulations. Enforcement of the lease is evidenced by the 6 evictions this recent calendar year.

Marketability: We have completed replacing all 89 heating systems at Vermillion Village with new forced heat and air systems. In 2003 we will be replacing all 67 heating systems at our VanBeber Court Development and complete the replacement of tub surrounds at Vermillion Village. We now have playgrounds at all three of our developments through the addition of the 8th / Crest street playground in 2002. The Housing Authority continues to work on our curb appeal. Yards will be maintained by contracting mowing services during the growing season. We will also continue to upgrade landscaping on various areas of the developments. Residents are responsible for keeping yards neat in appearance including their parking spaces, and garbage areas. Our five-year plan for upgrading our dwelling units includes replacing Vermillion Village kitchen cabinets and front doors and replacing roofs at VanBeber Court.

Security: The Corbin City Utilities added additional streetlights and the Housing Authority trimmed trees that obscured lighting making the grounds and parking areas better lit. We continue to meet with the local police department to track crime in our neighborhoods. The Housing Authority screens both new applicants and current residents at re exam time for criminal activity. Applicants with felonies are required to be fingerprinted and fingerprints are sent to NCIC for criminal reports. Based on findings, eligibility for housing is determined. We will continue to enforce our "one strike" policy that does not allow persons with drug charges to live here. Residents are evicted upon new criminal charges and at each annual re-exam time the criminal report is run for all residents.

Maintenance: Our maintenance department completed 707 routine work orders in an average of 3 days and responded to 84 emergency calls in less than 24 hours. We will continue to improve our preventive maintenance program and in 2003 move toward more management generated work orders vs. resident generated work orders. We manage our capital fund modernization program and will continue to do so in 2003. We maintain high quality workmanship while upgrading our developments through more hands on supervision while utilizing the abilities of existing staff. By doing the "force account" work we provide the community with additional labor jobs and hire residents as needed.

Equal Opportunity: The housing authority remains in full compliance with all Equal Opportunity laws and regulations.

Fiscal Responsibility: The housing authority adopts a budget for all funds in accordance with state statutory requirements. We maintain our operating reserves at a level of 40% of the operating budget. We have no outstanding audit findings.

Public Image: The housing authority enhanced the image of public housing in our community in 2002 by speaking at two inter-agency meetings concerning housing authority programs. We also placed 4 positive articles concerning resident activities this past year in the newspaper. We will continue to meet or exceed our goals and objectives in this area.

Supportive Services Issues: To improve access of residents to services that support economic opportunity and quality of life we partner with area agencies.

Existing partnerships and services

Corbin Board of Education in their Even Start Program for family literacy, and 21st Century program

Whitley County Extension: Health and Wellness Programs, Craft Programs

KCEOC: LIHEAP heat assistance; resident income tax preparation and emergency housing prevention

Bell Whitley: LIHEAP heat assistance

Corbin United Effort: emergency-housing prevention

Hopewell Baptist Church: Food distribution

Parkway Church of God: Children's Activities

Sacred Heart Catholic Church: Youth sports, basketball program

Forest Lanes: Youth sports, Bowling Teams

2002 New agency partnerships and services

Bank of London: Home ownership education classes

Parents Anonymous: Parenting Classes

Comprehensive Care: To provide housing for developmentally delayed adults.

Rotary Club: Christmas toys for youth

Baptist Regional Medical Center: Meals for seniors

Kentucky Woman's Leadership Conference: Women's Leadership Workshop

The Housing Authority recognizes that we serve an increasingly larger elderly population each year. Resident input has indicated that elderly services are needed so that our residents can "age in place". The Board of Commissioners adopted a resolution to offer programs for seniors that provide assisted living services. At the present time we offer three elderly services: Meals, transportation, and congregate activities for residents age 60 and older. In 2003, we will continue to increase services as we address the independent living issues of our senior residents.

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

Dwelling Lease

Section 14 has been changed to read as follows: "Monthly inspections will be on Tuesday, Wednesday and Thursday of the first full week of each month to inspect smoke alarms and furnace filters."

ACOP

Section 17.3 has been changed to read: "Monthly inspections will be held on Tuesday, Wednesday and Thursday of the first full week of each month inspection smoke alarms and furnace filters."

Flat Rent Rates

With the approval of the 2003 Agency Plan Update, Flat Rent Rates are being changed to include utility charges as follows:

1 Bedroom	\$290.00
2 Bedroom	\$370.00
3 Bedroom	\$410.00
4 Bedroom	\$460.00

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. ☒ Yes ☐ No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? **\$296,180 (estimated based on FY 2002 Capital Fund amount)**

C. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment **C**

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment **B**

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component ; if "yes", complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	
5. Number of units affected:	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)	
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:	

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

A. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- ☐ Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards

- ☐ Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. ☐ Yes ☒ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ _____
- C. ☐ Yes ☒ No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D. ☐ Yes ☐ No: The PHDEP Plan is attached at Attachment _____

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are Attached at Attachment (File name) **I**
3. In what manner did the PHA address those comments? (select all that apply)
- ☐ The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included
☐ Yes ☐ No: below or
☐ Yes ☐ No: at the end of the RAB Comments in Attachment ____.
- ☒ Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment **I**.
- ☐ Other: (list below)

B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) **State of Kentucky**

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☐ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)

The CHA is consistent with the Consolidated Plan, “Strategic Plan” priorities: “the preservation,...sound management,... of safe, decent rental housing for low-income renter households through ... rental assistance.”

☐ Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

☐ Yes ☒ No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

“Empowerment of local affordable housing providers to better respond to local needs through improved flexibility of existing loan and grant programs and the reduction or elimination of unnecessary bureaucratic overlap and obstacles.”

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

Also included as Attachment J

A. Substantial Deviation from the 5-year Plan:

A substantial deviation from the 5-year Plan occurs when the Board of Commissioners decides that it wants to change the mission statement, goals or objectives of the 5-year plan.

B. Significant Amendment or Modification to the Annual Plan:

Significant amendments or modifications to the Annual Plan are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the plans of the agency and which require formal approval of the Board of Commissioners.

Attachment A:

Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
N/A	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
N/A	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment The Authority has only received an advisory score.	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
N/A	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
N/A	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary) Description of Community Service Requirements (included in ACOP) Pet Policy	(specify as needed)
X	Voluntary Conversion Required Initial Assessment	Annual Plan
X	Deconcentration Analysis	Annual Plan
X		Annual Plan

Attachment B

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Corbin		Grant Type and Number Capital Fund Program Grant No: KY36P01050103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$36,180			
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition	100,000			
9	1450 Site Improvement	50,000			
10	1460 Dwelling Structures	\$90,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	20,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	\$296,180			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Corbin		Grant Type and Number Capital Fund Program Grant No: KY36P01050103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of Corbin		Grant Type and Number Capital Fund Program Grant No: KY36P01050103 Replacement Housing Factor Grant No:					Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
PHA Wide	Operations		1406		36,180				
	Tenant Services		1408						
	Fees & Costs: Consultant		1430						
	Replace Dwelling Equipment		1465						
	Replace Non-Dwelling Equipment		1475		20,000				
	Site Aquisition		1440		100,000				
KY010-1	Kitchen Cabinets		1460		50,000				
Vermillion Village	Foundations		1460		20,000				
KY010-1	Sewer Lines		1450		40,000				
Vanbeber Court	Back rails		1460		20,000				
	Sidewalks		1450		10,000				
TOTAL					296,180				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Housing Authority of Corbin				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2005	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2006	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2008
	Annual Statement				
PHA Wide		\$36,000	\$38,180	\$50,000	\$50,000
KY010-1		\$200,000	\$170,000		\$100,000
KY010-2		\$60,180	\$88,000	\$246,180	\$146,180
Total CFP Funds (Est.)		\$296,180	\$296,180	\$296,180	\$296,180
Total Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2004 PHA FY: 2005			Activities for Year: 3 FFY Grant: 2005 PHA FY: 2006		
See	PHA Wide	Operations	36,000	PHA Wide	Operations	30,180
Annual		,	,			
Statement						
	KY010-1	Outside Doors	100,000	KY010-1	Outside Doors	100,000
		Kitchen Cabinets	50,000			
		foundations	20,000			
		Water lines	30,000		Water Lines	70,000
	KY010-2	Foundations	20,000	KY010-2	Sewer Lines	40,000
		Storage Buildings	40,180		Storage Buildings	10,000
					Roof Replacement	38,000
	TOTAL		296,180	TOTAL		296,180

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 4 FFY Grant: 2006 PHA FY: 2007			Activities for Year: 5 FFY Grant: 2007 PHA FY: 2008		
See	PHA Wide	Operations	50,000	PHA Wide	Operations	50,000
Annual					Maintenance Truck	25,000
Statement						
	KY010-1			KY010-1	Storage Buildings	50,000
	KY010-2	Roof Replacement	256,180	KY010-2	Foundations	171,180
	TOTAL		296,180	TOTAL		296,180

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Housing Authority of Corbin		Grant Type and Number Capital Fund Program Grant No: KY36P01050102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09-30-2002 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	12,000		12,000	12,000
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	4,000		4,000	\$-0-
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000		10,000	0
10	1460 Dwelling Structures	257,000		257,000	66,952
11	1465.1 Dwelling Equipment—Nonexpendable	\$10,180		10,180	2,302
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	3,000		3,000	961
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	\$296,180		296,180	70,215
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				

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<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09-30-2002 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of Corbin		Grant Type and Number Capital Fund Program Grant No: KY36P01050102 Replacement Housing Factor Grant No:					Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
	Operations		1406		12000		12000	12000	
PHA Wide									
	Consultant		1430		4000		4000	0	
	Site Improvements		1450		10000		10000	0	
	Dwelling Structures		1460		257000		257000	66952	
	Dwelling Equipment		1465		10180		10180	2302	
	Non-dwelling Equipment		1475		3000		3000	961	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]

Attachment E

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Corbin		Grant Type and Number Capital Fund Program Grant No: KY36P01050101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09-30-2002 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	\$18,000		\$18,000	2,758
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$12,000		\$12,000	12,000
8	1440 Site Acquisition				
9	1450 Site Improvement	\$27,000		\$27,000	17,183
10	1460 Dwelling Structures	\$223,542		\$223,542	219,956
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$30,000		\$30,000	28,243
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	\$310,542		\$310,542	280,140
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Corbin		Grant Type and Number Capital Fund Program Grant No: KY36P01050101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09-30-2002 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of Corbin		Grant Type and Number Capital Fund Program Grant No: KY36P01050101 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
PHA Wide	Management Improvements		1408		18000		18000	4148.00	
	Consultant		1430		12000		12000	0	
	Site Improvements		1450		27000		27000	5234.00	
	Dwelling Structures		1460		223542		223542	25171.30	
	Non Dwelling Equipment		1475		30000		30000	9606.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]

CFP 2000

The Capital Fund Program funded in 2000 is closed. No Performance & Evaluation Reports is included in the 2003 Agency Plan Update.

PHDEP

The Housing Authority of Corbin does not participate in the Public Housing Drug Elimination Program.

Resident Advisory Board Membership

RESIDENT COUNCIL OFFICERS Term June 2002 - May 2003

Sandy McFadden	Chairperson	1334 Madison Street
Alice Ferrell	Secretary	121 VanBeber Court
Emily Frazier	Treasurer	400 15th Street
Roger McFadden	Assistant Secretary/Treasurer	1334 Madison Street

Resident Advisory Board Recommendations and PHA Response

The following outlines recommendations made by the Resident Advisory Board and the Housing Authority's response:

The Resident Advisory Board expressed agreement with the Housing Authority's plans for upgrades contained in the Capital Fund Program. They voiced their concerns that more resident services were needed for elderly and disabled residents and that Vermillion Village needed new storm doors.

A copy of the minutes from the RAB meeting follows:

RESIDENT ADVISORY BOARD MEETING MINUTES JULY 3, 2002

The Advisory Board meeting took place at the Cracker Barrel in North Corbin. The meeting was called to order at 9:00 AM.

*Those present were
Executive Director, Dora Mobley.
Assistant Director, Jeff Holt
2002/2003 Resident Council Officers;
Chairperson, Sandy Mcfadden
Assistant Chairperson, Clay Canada,
Secretary, Alice Ferrell,
Assistant Secretary/Treasurer, Roger McFadden,
Outgoing Treasurer, Christina Curtis*

The first item of business was to honor outgoing council officers, Clay Canada and Christina Curtis, by presenting each with a plaque of appreciation.

2001 CAP GRANT UPDATE

Dora Mobley, Corbin Housing Executive Director, updated Advisory Board members on modernization projects.

Dora reported that all units in Vermillion Village are having new central heat and air systems installed. Currently 50 out of 85 units at Vermillion Village have been completed with the remaining 35 to be completed in November, we have completed replacing 60 bathroom tub surrounds at Vermillion Village, and a new playground will be installed on Crest St. this fall.

2002 CAP GRANT UPDATE

Advisory members were informed that 2002 CAP Grant funds should be received sometime this fall, and will be used to complete the central heat and air systems replacement at Vermillion Village and VanBeber Court. We will

also improve some landscaping, replace some sidewalks, replace non-serviceable appliances and update the office. Funds will also be used to provide resident services for youth, and adults with an emphasis on our elderly population.

Dora informed members that the existing five-year plan includes replacing kitchen cabinets in all units at Vermillion Village and beginning 2004 CAP GRANT the installation of storage buildings.

Dora asked Advisory members for input on improvements necessary that will could be addressed in the 2003 annual plan. Members expressed their desire for more resident services for elderly and disabled residents and activities for all residents. They were in agreement with the unit upgrades currently in our plans for air conditioning, kitchen cabinets, outside storage and expressed a need for new storm doors at Vermillion Village.

Criteria for Significant Amendment and Substantial Modification

The following criteria were previously adopted and remain in effect as the definition for substantial deviation and significant amendment or modification to the Housing Authority's Agency Plan:

A. Substantial Deviation from the 5-year Plan:

A substantial deviation from the 5-year Plan occurs when the Board of Commissioners decides that it wants to change the mission statement, goals or objectives of the 5-year plan.

B. Significant Amendment or Modification to the Annual Plan:

Significant amendments or modifications to the Annual Plan are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the plans of the agency and which require formal approval of the Board of Commissioners.

Deconcentration & Income Mixing

Attachment: K **Deconcentration and Income Mixing**

Component 3, (6) Deconcentration and Income Mixing

- a. ☐ Yes ☒ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. ☐ Yes ☐ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any)[see step 4 at §903.2©(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2©(1)(v)]

Voluntary Conversion Initial Assessments

Component 10 (B) Voluntary conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessment: **None**
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects?) **All**
- c. How many Assessments were conducted for the PHA's covered developments? **One**
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

Community Service Implementation

The following is a brief description of the Housing Authority's Community Service Requirements:

We began implementation of the community service requirement beginning in April of 2001. Notices were sent and are sent now, periodically, to inform non-exempt residents of the community service requirement. Tenants are responsible for finding community service opportunities and reporting at least eight hours of service per month to the Housing Authority office. The Housing Authority does offer some community service opportunity such as distributing flyers and community clean up. The Corbin Housing Authority also provides non exempt tenants with a listing of other community service opportunities. Community service hours are noted in a log at the Corbin Housing office.

With approval of the 2002 Agency Plan Update, the Housing Authority of Corbin suspended enforcement of the Community Service requirements.

Pet Policy Summary

The following is a brief summary of the Housing Authority's Pet Policy requirements:

The Housing Authority's Pet Policy allows ownership of one domestic pet per head of household. The pet must meet weight, inoculation, breed and spaying/neutering requirements. The resident is required to pay a non-refundable pet fee in addition to a pet security deposit. The pet security deposit is waived for elderly residents over age 62 or persons with disabilities. There is no fee or deposit for small caged animals.

Resident Membership PHA Governing Board

Required Attachment O: Resident Member on the PHA Governing Board

1. ☒ Yes ☐ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

Name of resident member(s) on the governing board: Sherrie Hart
404 Cleveland Street
Corbin, KY 40701

- B. How was the resident board member selected: (select one)?

☐ Elected
☒ Appointed

- C. The term of appointment is (include the date term expires): **Expiration: 09-01-2006**

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- ☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
☐ Other (explain):

- B. Date of next term expiration of a governing board member: 11-05-03

- C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): **Mayor Scott Williamson**

Board Approved Operating Budget

The Housing Authority of Corbin is not a troubled agency and is not required to submit a Board Approved Operating Budget.